013.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,300 / 914,300
					USE VALUE:	914,300 / 914,300
					ASSESSED:	914,300 / 914,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	OSBORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTEL HELENE M/TRUSTEE
Owner 2:	HELENE M MARTEL REVOCABLE TR
Owner 3:	
Street 1:	7 OSBORNE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARTEL HELENE M -
Owner 2:	-
Street 1:	7 OSBORNE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,938 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2326 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	455,100	4,700	454,500	914,300
Total Card	0.113	455,100	4,700	454,500	914,300
Total Parcel	0.113	455,100	4,700	454,500	914,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.08 | /Parcel: 393.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 10357
GIS Ref:
GIS Ref:
Insp Date: 01/07/15

!1280!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	455,400	4700	4,938.	454,500	914,600	914,600	Year End Roll	12/18/2019
2019	104	FV	353,300	4700	4,938.	482,900	840,900	840,900	Year End Roll	1/3/2019
2018	104	FV	353,300	4700	4,938.	352,200	710,200	710,200	Year End Roll	12/20/2017
2017	104	FV	331,200	4700	4,938.	306,800	642,700	642,700	Year End Roll	1/3/2017
2016	104	FV	330,900	4700	4,938.	261,300	596,900	596,900	Year End	1/4/2016
2015	104	FV	294,500	4700	4,938.	255,700	554,900	554,900	Year End Roll	12/11/2014
2014	104	FV	294,500	4700	4,938.	210,200	509,400	509,400	Year End Roll	12/16/2013
2013	104	FV	306,500	4700	4,938.	200,000	511,200	511,200		12/13/2012

PRINT

Date	Time
12/10/20	16:55:33

LAST REV

Date	Time
12/01/20	14:31:34

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1280

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTEL HELENE M	69882-292		9/5/2017	Convenience	1	No	No		
PAYNE GLADYS/ET	28667-3		6/4/1998		267,250	No	No		Y

USER DEFINED

Prior Id # 1:	10357
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2016	363	Solar Pa	3,345					16 solar panals
12/26/2012	1689	Manual	11,776	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2015	Inspected	PT	Paul T
4/10/2013	Info Fm Prmt	MM	Mary M
2/7/2009	Meas/Inspect	197	PATRIOT
9/30/1999	Meas/Inspect	163	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/HA:	0.11336	Total SF/SM:	4938	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	454,513	Spl Credit		Total:	454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10141873
Const Adj.:	0.97029907
Adj $ / SQ:	181.680
Other Features:	101908
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618364
Depreciation:	163248
Depreciated Total:	455116

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

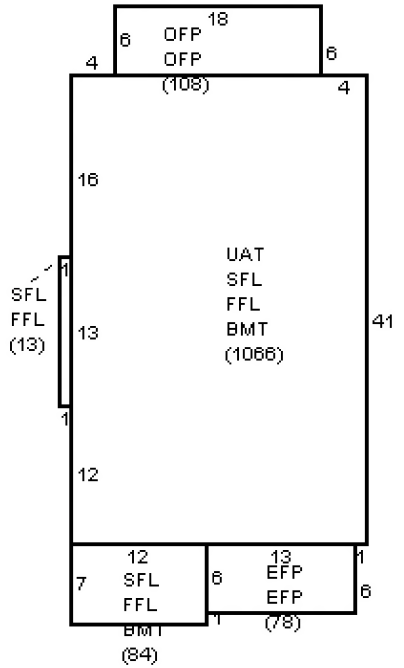
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	181.68
Special Features:	0	Val/Su Net:	110.60
Final Total:	455100	Val/Su SzAd	195.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,163	181.680	211,294
SFL	Second Floor	1,163	181.680	211,294
BMT	Basement	1,150	54.500	62,680
UAT	Upper Attic	267	72.670	19,367
OFP	Open Porch	216	23.420	5,059
EFP	Enclos Porch	156	43.350	6,763

Net Sketched Area: 4,115 | Total: 516,457

Size Ad | 2326 | Gross Are | 4914 | FinArea | 2326

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1998	0.00	T	16.8	104						
3	Garage	D	Y	1	19X19	A	AV	1927	21.93	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700